Conversion of Leasehold Flats/Plots in Delhi into Freehold System

5759. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN AFFAIRS & EMPLOYMENT be pleased to state:

(a) whether the present scheme of conversion of lease-hold flats/plots in Delhi into free-hold system covers the Power of Attorney holders' cases as recognised and ligitimate owners of such flats and plots;

(b) if so, what are the details in this regard;

(c) what are the rates of conversion fees fixed for such Power of Attorney holders who have purchased these flats/plots from the original allottees; and

(d) to what extent this scheme has been implemented or proposed to be implemented?

THE MINISTER OF STATE FOR URBAN AFFAIRS & EMPLOYMENT (SHRI P.K. THUNGON): (a) Yes, Sir.

(b) GPA holders are required to produce a valid General Power of Attorney from allottee/lessee, agreement of sale with evidence of possession adduced in favour of persons applying for conversion.

(c) No separate rates of conversion have been prescribed in such cases. However, the applicants are required to pay one third of the conversion fee as surcharge.

(d) The scheme is open-ended and optional and is being implemented by the Leese Administering Authorities by whom the applications received are being disposed of as per laid down policy.

Conversion of Lease Hold to Free Hold in Delhi

5760. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN AFFAIRS & EMPLOYMENT be pleased to state:

(a) whether Government have reconsidered, modified or revised its land conversion scheme from lease-hold to free-hold of different categories of flats and plots allotted/auctioned by the DDA and L&DO in Delhi;

(b) if so, what are the details of the orders issued so far by the Government during the period from February, 1992 to so far in 1995 in this regard;

(c) what are the different conversion fees fixed for each category of flats/plots referred to above;

(d) what is the criterial followed by Government for fixation of conversion rates for each category of flats/plots from 50 sq.mts., 500 sq.mts. and above;

(e) what are the reasons for having differential rates for plots upto 500 sq.mts. and above 500 sq.mts.; and

(f) whether there is any proposal to bring plots above 500 sq.mts. within the purview of the scheme so as to allow the allottees to convert their plots at notified land rates for the period ending 31st March, 1988 and if so, what are the details in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P.K. THUNGON): (a) to (c) No, Sir. The matter is still under consideration of the Government.

(d) Conversion fee has been prescribed on graded basis depending on size of the plot, i.e., lower conversion charges for smaller plots/flats, thereby ensuring relief to smaller property holders.